

BOROUGH OF KEANSBURG
MUNICIPAL COUNCIL & REDEVELOPMENT AGENCY
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Mr. Cusick read the following:

ADEQUATE NOTICE HAS BEEN GIVEN OF THIS MEETING BY NOTIFICATION TO THE ASBURY PARK PRESS AND THE STAR - LEDGER AND PLACED ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING OF THE BOROUGH OF KEANSBURG..

Mr. Cusick asked all to rise and recite

Salute to the Flag

Mr. Cusick took:

Roll Call

Mr. Boden	Mr. DePompa	Mrs. Strydio	Mr. Hoff	Mr. Cocuzza
✓	Excused	✓	✓	✓

PRESENTATION:

Northern Monmouth Chamber of Commerce
The Northern Monmouth County Chamber of Commerce presented a check to the Keansburg PBA.

PUBLIC HEARING:

Scope Hearing: Green Acres ROSI Diversion (Block184 Lot3)

Mr. Bennett gave a brief overview of the proposed ROSI diversion of Block 184, Lot 3

Mr. Cusick took a role vote to open the meeting for the public hearing:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden			✓			
Mr. DePompa					✓	
Mrs. Strydio	✓		✓			
Mr. Hoff		✓	✓			
Mr. Cocuzza			✓			

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**FULL TRANSCRIPTION OF SCOPE HEARING
IS ON FILE SEPARATELY**

The following persons spoke before the Council:

Jason Needham 9 Oakwood Place	Shannon Vance Ocampo 107 Seabreeze Way	Terry Simone 41 Harding Avenue
Jay Buffington Highland Blvd	Bernard Rudnik 182 Seabreeze Way	Ron Gasarowski Attorney for Jersey Shore Beach and Boardwalk
Sondra Morrison 470 Beachway	Marc Freeman 77 Seabreeze Way	Shannon Vance Ocampo 107 Seabreeze Way
Terry Simone 41 Harding Ave	Lynn Patmalnec 276 Beachway	Jay Buffington 62 Highland Blvd.
Alyssa Durnien 38 Lincoln Court	Steve Aylward 432 Beachway	Melody Quirk Lincoln Court
Gail Dermody 480 Beachway	Lorraine Kenny 41 Harding Avenue	Juan Ocampo 107 Seabreeze Way
Dick Stryker 115 Carr Avenue	Sondra Morrison 470 Beachway	

Mr. Cusick took a role vote to open the meeting for the public hearing:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden			✓			
Mr. DePompa					✓	
Mrs. Strydio	✓		✓			
Mr. Hoff		✓	✓			
Mr. Cocuzza			✓			

Adjournment of PUBLIC HEARING

Mr. Cusick took a role vote to close the meeting for the public hearing:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden			✓			
Mr. DePompa					✓	
Mrs. Strydio	✓		✓			
Mr. Hoff		✓	✓			
Mr. Cocuzza			✓			

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RECESS:

Mr. Cusick took a role vote to recess the meeting

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden		✓	✓			
Mr. DePompa					✓	
Mrs. Strydio			✓			
Mr. Hoff			✓			
Mr. Cocuzza	✓		✓			

RECONVENE:

Mr. Cusick took a role vote to return from recess and reconvene the meeting:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden		✓	✓			
Mr. DePompa					✓	
Mrs. Strydio	✓		✓			
Mr. Hoff			✓			
Mr. Cocuzza			✓			

Meeting Minutes:

Meeting Minutes October 27, 2010

Mr. Cusick asked for a roll call vote to accept minutes and place same on file:

Mr. Cusick asked for a roll call vote:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden			✓			
Mr. DePompa					✓	
Mrs. Strydio		✓	✓			
Mr. Hoff	✓		✓			
Mr. Cocuzza			✓			

Ordinances:

First Reading:

ORDINANCE #1503 – Landlord Registration Fees

AN ORDINANCE AMENDING AND SUPPLEMENTING SECTION 11-4.2 OF CHAPTER XI, “BUILDING AND HOUSING; LICENSING”, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG.

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Mr. Cusick asked for a roll call vote to introduce and set down for a Public Hearing on December 8, 2010 at 7 pm.

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden		✓	✓			
Mr. DePompa					✓	
Mrs. Strydio	✓		✓			
Mr. Hoff			✓			
Mr. Cocuzza			✓			

Resolutions:

RESOLUTION #10 – 215 Payment of Bills (11-10-10)

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the following numbered Vouchers be paid to the person therein respectively and hereinafter named, for the amounts set opposite their respective names and endorsed and approved on said vouchers; and

BE IT FURTHER RESOLVED that checks be drawn by the Chief Financial Officer, signed by the Mayor and attested to by the Municipal Clerk as required by law:

Current	\$782,923.69
Water & Sewer	62,861.31
W&S Capital	159,605.22
Capital	8,982.50
Dog Trust	29,905.40
Grant	<u>1,484.26</u>
Total:	<u>\$1,045,762.38</u>

Mr. Cusick asked for a roll call vote:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden			✓			
Mr. DePompa					✓	
Mrs. Strydio	✓		✓			
Mr. Hoff			✓			
Mr. Cocuzza		✓	✓			

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RESOLUTION #10 – 216 Authorizing Bid Process (various)

RESOLUTION AUTHORIZING “FAIR AND OPEN PROCESS” UNDER N.J.S.A. 19:44A-20.1 ET. SEQ. AS THE METHOD THAT THE BOROUGH OF KEANSBURG WILL USE TO CONTRACT FOR ALL PROFESSIONAL SERVICES AND EXTRAORDINARY AND UNSPECIFIED SERVICES

WHEREAS, as of January 1, 2006, N.J.S.A. 19:44A-20.1 et seq., commonly known as the “State Pay to Play” law, enacted by the New Jersey State Legislature shall become effective; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20.1 et seq., a public entity may not award contracts with a value in excess of \$17,500.00 to a business entity which has made reportable contributions in excess of \$300.00, in the aggregate, to the said public entity’s political parties or to any candidate’s committee of any person serving in an elective public office of said public entity when such contract was awarded, unless said business entity is awarded a contract under a “fair and open process” pursuant to N.J.S.A. 19:44A-20.1 et seq.; and

WHEREAS, pursuant to N.J.S.A. 19:44A-20.7 “fair and open process” is defined to mean, at a minimum, that a contract be publicly advertised in newspapers or on the internet website maintained by a public entity in sufficient time to give notice in advance of the contract; be awarded under a process that provides for public solicitation of proposals or qualifications; be awarded and disclosed under criteria established in writing by the public entity prior to the solicitation of proposals or qualifications; and be publicly opened and announced when awarded. The decision of a public entity as to what constitutes a fair and open process shall be final; and

WHEREAS, in accordance with N.J.S.A. 19:44A-20.1 et seq. the Borough of Keansburg hereby adopts criteria establishing a “fair and open process” as set forth in Exhibit A attached hereto; and

WHEREAS, it is necessary for the Borough of Keansburg to engage the services for various legal, engineering and consulting professional services; and

WHEREAS, the Borough of Keansburg desires to contract for such professionals and services by a “fair and open process” pursuant to N.J.S.A. 19:44A-20.1 et seq.; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Keansburg, County of Monmouth and State of New Jersey that it hereby adopts the “fair and open process” set forth in Exhibit A attached hereto as the method that the Borough of Keansburg will use to contract for all professional services and extraordinary and unspecified services (“EUS”) in excess of \$17,500.00 per year, including but not limited to the following services:

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- | | |
|---------------------------------------|--------------------------------------|
| 1. Purchase of Chemicals | 5. Traffic Light Repair Services |
| 2. Electrical Services | 6. Cleaning Services |
| 3. HVAC and Air Conditioning Services | 7. Lawn care Services |
| 4. Plumbing Services | 8. Purchase of Vacuum Street Sweeper |

BE IT FURTHER RESOLVED, that all contracts awarded for the above professional services shall be made in accordance with the Borough of Keansburg “Fair and Open Process” as set forth in Exhibit A attached hereto.

Mr. Cusick asked for a roll call vote:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden			✓			
Mr. DePompa					✓	
Mrs. Strydio	✓		✓			
Mr. Hoff			✓			
Mr. Cocuzza		✓	✓			

RESOLUTION #10 – 217 Authorize Auction of Surplus Public Property

DECLARATION OF SURPLUS AND PERSONAL PROPERTY AUCTION

WHEREAS, the Mayor and Council of the Borough of Keansburg has been advised that certain vehicles have reached the end of their useful life; and,

WHEREAS, the Mayor and Council has determined that it is appropriate to attempt to sell these vehicles, bicycles and miscellaneous office equipment; and,

WHEREAS, a resolution authorizing the sale of such personal property is required pursuant to N.J.S.A. 40A:12-13.1; and,

WHEREAS, N.J.S.A. 40A:11-36 allows for the sale or other disposition of Borough personal property no longer needed for public use, and

WHEREAS, in accordance with N.J.S.A. 40A:11-36 if the estimated fair value of the property to be sold exceeds fifteen (15) percent of the bid threshold in any one sale and it is neither livestock nor perishable goods, it shall be sold at public sale to the highest bidder.

WHEREAS, in the opinion of the Borough Manager and/or Borough Finance Officer the estimated fair value of the property to be disposed of does not exceed fifteen (15) percent of the bid threshold, or three thousand one hundred and fifty dollars (\$3,150.00)

WHEREAS, such vehicles no longer bear any municipal markings (i.e. Police, EMS and/or DPW); and,

WHEREAS, all other Borough property and emergency equipment have been removed from such vehicles; and,

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WHEREAS the registration plates for such vehicles have been removed and the specific vehicles are listed below; and

WHEREAS, the Borough Administrator has notified the Borough Council that said vehicle/equipment is surplus and unneeded equipment of a value less then \$2500.00 each or less; and

WHEREAS, this Council has found that said vehicles/equipment are surplus to the overall needs of the Borough of Keansburg.

NOW, THEREFORE, BE IT RESOLVED BY THE BOROUGH COUNCIL OF THE BOROUGH OF KEANSBURG, as follows:

1. That this Council hereby declares the following equipment to be surplus and unneeded property of a value less then \$2500.00 each or less.
2. That this Council hereby concurs that said vehicles should be offered for sale in a manner in compliance with the NJ Local Public Contracts Law.

Year	Make/Model	VIN#	Mileage	Condition	Impound Lien
1993	Mercury Topaz	1MEPM36X1PK604985	66,343	Poor	\$2,000
1996	Hyundai Elantra	1KMHJF34M8TU247069	146,095	Poor	\$2,000
1997	Ford Contour	1FALP6535VK144983	112,752	Poor	\$2,000
2005	Nissan Altima	1N4AL11D95N417782	72,184	Poor	\$5,000

Year	Make/Model	VIN#	Mileage	Plate#	Condition	Starting Bid
1978	Tag-a-long Trailer	US ARMY SURPLUS	n/a	n/a	Old	\$200.00
1983	Cushman 3 Wheel scooter	898454-8310	6,659	n/a	Poor	\$200.00
1985	Ford F250 Pickup	2FTE26Y1FCA32101	143,152	MG41174	Poor	\$500.00
1986	Chevy Pickup	1GChD34J3GF403098	116,991	MG28734	Poor	\$500.00
1986	Starcraft aluminum boat/trailer	SIR18523K687	n/a	n/a	Poor	\$200.00
1991	Chevy Caprice	1FIBN5376MR125627	136,775	n/a	Poor	\$500.00
1992	Dodge Spirit	1B3XA4633NF184893	127,900	MG50435	Poor	\$500.00
1993	Ford Ranger Pick Up	1FTCR10V8PTA87781	174,732	MG51343	Poor	\$500.00
1993	Chevy Pick Up	1GCGK24K3PE247848	115,740	n/a	Poor	\$500.00
1993	Ford 10yd Dump w/plow and 1997 Flink Hydraulic Spreader	1FDZW82E5PVA13915	120,096	MG38390	Needs work	\$5,000.00
1994	Elgin Pelican Sweeper	P-1650-5	6,722	MF7196	4,489 hrs	\$3,000.00
1994	Ford Explorer	1FMDU34X5RUD03954	53,149	MG45WK	Poor	\$500.00
1994	Ford 4 Door	2FALP71W2VX213664	123,185	n/a	Poor	\$500.00
1994	Ford Dump Truck	2FDKF38G7RCA75158	61,300	MG85945	Poor	\$500.00
1996	Chevy Corsica	1GILD55M9TY215367	127,112	n/a	Poor	\$500.00
1997	Vermeer 1250 Chipper	VRC14130V1006103	n/a	MG40346	1,023 hrs Needs work	\$2,000.00

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Year	Make/Model	VIN#	Mileage	Plate#	Condition	Starting Bid
1997	Lil Rider Jet Sky Trailer (Double)		n/a	n/a	Poor	\$100.00
1997	Trash Compactor	Fallon Manor	n/a	n/a	Poor	\$200.00
1999	Chevy Lumina - Gold	2G1WL52K6X9233256	130,374	n/c	Poor	\$200.00
1999	Chevy Interceptor	2FAFPT1W200252	122,280	MG39707	Poor	\$500.00
2000	Chevy Blazer	1GNDT13W8Y2164778	119,000	MG72621	Poor	\$500.00
Various	100 Parking Meters (majority Duncan singles and doubles) .25¢ for ½ hour	Meters individually numbered	n/a	n/a	varied	\$500.00
Various	Individual bicycles	n/a	n/a	n/a	varied	\$25.00 each

Mr. Cusick asked for a roll call vote:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden			✓			
Mr. DePompa					✓	
Mrs. Strydio	✓		✓			
Mr. Hoff			✓			
Mr. Cocuzza		✓	✓			

RESOLUTION #10 – 218 Residency Requirement Waiver (Yelenock)

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that it does hereby waive the residency requirement for employment with the Borough of Keansburg for the following individuals:

Jan Yelenock
Court Clerk

Mr. Cusick asked for a roll call vote:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden			✓			
Mr. DePompa					✓	
Mrs. Strydio	✓		✓			
Mr. Hoff			✓			
Mr. Cocuzza		✓	✓			

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RESOLUTION #10 – 219 Appointment of Special Class II Officers 2011

BE IT FURTHER RESOLVED, by the Mayor and Council
of the Borough of Keansburg that it does hereby appoint,

Casey Conte
Joseph Kane
Joseph Lamb
John O’Connor
Guillermo Rivera
John Swartz

As a Special Police Officer Class II for 2011; and, .

BE IT FURTHER RESOLVED, that the Borough Council
that a certified copy of this Resolution
be forwarded to the Keansburg Police Department.

Mr. Cusick asked for a roll call vote:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden			✓			
Mr. DePompa					✓	
Mrs. Strydio	✓		✓			
Mr. Hoff			✓			
Mr. Cocuzza		✓	✓			

RESOLUTION #10 – 220 Appointment of Planning Consultant (Bergin)

BE IT RESOLVED, by the Mayor and Council of the Borough of Keansburg, in the
County of Monmouth, New Jersey that it does hereby appoint:

Bergin Consulting
Consultant Planner

for the Borough of Keansburg for the purpose of the St. John’s Park Diversion.

THIS IS A NON FAIR AND OPEN APPOINTMENT

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Mr. Cusick asked for a roll call vote:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden			✓			
Mr. DePompa					✓	
Mrs. Strydio	✓		✓			
Mr. Hoff			✓			
Mr. Cocuzza		✓	✓			

RESOLUTION #10 – 221 Professional Services Agreement (East Point)

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, state of New Jersey that:

East Point Engineering

be and is hereby appointed as Borough Engineer for engineering services for

Proposal for Professional Services

Park Improvements at the:

St. John’s Park (Block 159 Lot 14,15,16.01 &16.02)

Donohue Park (Block 83, Lot 1)

Forest Park (Block 151, Lot 1)

Municipal Open Space Grant Application #08-10

KCE-MCOSG08-10; and

BE IT FURTHER RESOLVED by the Mayor and Council as follows:

1. The Borough Manager and Clerk are hereby authorized to enter into the attached agreement dated October 22, 2010, East Point project number KCE-MCOSG08-10 East Point Engineering. in the contract amount of \$20,600.00 plus reimbursable expenses.
2. The attached contract is awarded without competitive bidding as a “Professional Service” in accordance with the Local Public Contracts Law (N.J.S.A. 40A:11-5(1)(a)(i) because it is for services performed by persons authorized by law to practice a recognized profession.
3. The services to be performed are necessary for the orderly function of the Project.
4. The amounts paid under the attached contract shall not exceed the amount appropriated by the Borough Council for these services.
5. The Chief Financial Officer certifies that funds are available for this purpose.

Patrick DeBlasio CFO

6. A copy of this Resolution as well as the executed contract shall be placed on file with the Municipal Clerk of the Borough of Keansburg.

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A notice in accordance with the Local Public Contracts Law stating the nature, duration, service and amount of the contract and that the Resolution and contract are on file and available for inspection in the Office of the Municipal Clerk.

Mr. Cusick asked for a roll call vote:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden			✓			
Mr. DePompa					✓	
Mrs. Strydio	✓		✓			
Mr. Hoff			✓			
Mr. Cocuzza		✓	✓			

RESOLUTION #10 – 222 Extension of Contract (FSD Enterprises)

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg, County of Monmouth, State of New Jersey that it does hereby authorize the extension of a contract with FSD Enterprises, LLC for the purpose of wireless telecommunication services at the Keansburg Waterfront Library; and,

BE IT FURTHER RESOLVED that the services are outline the agreement dated July 22, 2010 to be executed by the Borough Manager

Mr. Cusick asked for a roll call vote:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden			✓			
Mr. DePompa					✓	
Mrs. Strydio	✓		✓			
Mr. Hoff			✓			
Mr. Cocuzza		✓	✓			

RESOLUTION #10 – 223 Professional Services Agreement (Bergin)

RE: NJDEP Green Acres Diversion Application

St. John’s Park

Dear Mr. Cusick:

Since February of 2010, I have been actively involved and engaged in the completion of an NJDEP Green Acres diversion project for St. John’s Park. I was authorized to complete this work as the Borough’s Grant Consultant working for CMX. As you are aware, CMX closed its doors quite unexpectedly in March of this year. In order to best serve the Borough’s needs, and

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in keeping with the grants consultant appointment, I continued to work on all projects to ensure consistency and completion. Currently, I am working independently as Bergin Consulting LLC. It is under this umbrella that I formally request authorization to continue to work on this project.

In February 2010, the diversion project was approved at a cost of \$14,030.00. Since then, work has continued to progress steadily and successfully. I am requesting authorization to complete the project within the previously-approved budget. The survey work is complete and the pre-application package has been submitted to Green Acres. The required public hearing has been scheduled, with final application paperwork to be filed immediately thereafter. I will continue to keep you informed of the project schedule and timeline.

Specifically, the scope of services proposed is for the preparation and submission of a diversion application to the NJDEP Green Acres Program on behalf of the Borough of Keansburg. The purpose of this diversion is to provide additional equipment space at the foot of an existing cell tower in St. John's Park in order to allow for another carrier to lease space on the cell tower. The funds received from the lease would be used to complete the following improvements: Donohue Park: install play equipment, picnic tables, benches, fencing and safety mulch; Forest Park: install play equipment and safety mulch and resurface basketball courts and paths; St. John's Park: install fun box in skate park, install tot lot swing and mulch, and construct concrete pads and benches at three ballfields.

As a diversion for private use, it would be considered a major diversion application by NJDEP Green Acres standards. The previously-approved scope of work is outlined below for your information and reference.

As per N.J.A.C. 7:36-26.3, the general procedural requirements for applicants intending to apply for major disposals or diversions of funded or unfunded parkland include the following:

1. Contact Green Acres to discuss the proposed diversion
2. Hold a scoping hearing
3. Submit a pre-application for the proposed diversion to Green Acres
4. Once authorized by Green Acres to proceed, submit a final application for State House Commission
5. Hold a public hearing on the complete application and provide a public comment period
6. If Green Acres approves the application, present diversion application request before the State House Commission

The following tasks are associated with each procedure requirement outlined above:

Task 1.0 NJDEP Green Acres Pre-Application Conference

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Prior to submitting the pre-application, we will contact the NJDEP Green Acres Program, Bureau of Legal Service and Stewardship staff to arrange, prepare for, and attend a pre-application meeting between the Borough and the Green Acres Program to discuss the proposal, the application requirements, and the proposed compensation parcel.

Task 2.0 NJDEP Green Acres Pre-Application Document Preparation

Tasks involved in the pre-application process are as follows:

- A detailed narrative on the how the proposed diversion meets Green Acres criteria as outlined in N.J.A.C. 7:36-26.1 including that the diversion: fulfills a compelling public need; yields a significant public benefit; and provides an exceptional recreation and/or conservation benefit.
- A detailed alternatives analysis that outlines there are no feasible, reasonable, and available alternative to the disposal or diversion or funded or unfunded parkland.
- An outline of the Borough's proposed compensation for the diversion.
- Maps including location map, tax map, aerial site map, reference map
- Finalize Site Maps for both the property proposed for conveyance and the proposed replacement parcel which will include the Municipal Tax Map information and NJDEP Ariel Mapping.
- Provide a listing of any other Federal, interstate, State and local approvals or permits required for the diversion.
- Confirmation of scoping hearing.
- Provide copies of the deed for all parcels within the diversion area and replacement parcels.
- Schedule mandatory pre-appraisal meeting

Once the pre-application requirements are complete, the Green Acres Program will review the submission in consultation with the NJDEP for the property proposed for conveyance. Upon completion of this review, the Green Acres Program will notify the Borough whether the Department is interested in pursuing the proposed conveyance. If the Department is interested in pursuing the proposed conveyance, the Borough will be directed to submit the information listed on the final application checklist.

Task 3.0 NJDEP Green Acres Preliminary Assessment Report

The Borough is required to authorize a PA to assess the potential for areas of concern (AOCs) at the site. Bergin Consulting will provide the required PA report to the NJDEP Green Acres Program.

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Task 4.0 NJDEP Green Acres Survey

As part of the Formal Application Document preparation, our office will prepare final surveys for the diverted and replacement parklands. This will include the following activities:

- Prepare a Survey map to Green Acres specifications for the property in question reflecting existing conditions and set the property corners as per Green Acres requirements.
- Field survey and prepare a survey map to Green Acres specifications for replacement parkland to be determined by the County.
- Provide written metes and bounds description of the diverted and replacement parkland.

Task 5.0: NJDEP Green Acres Formal Application Preparation and Submission

The final application must be submitted within 180 days of the authorization to proceed by Green Acres and must include:

- A land survey plan for the parcel of parkland to be disposed of or diverted and the proposed replacement. The survey plan must show acreage, tax map references, easements, encroachments, wetlands and other pertinent natural features.
- Copies of a metes and bounds description signed and sealed by a surveyor.
- A public notice for the required public hearing.
- Submit the final application to Green Acres for approval.

Task 6.0: NJDEP Green Acres Public Hearing requirement

- Tasks involved in the public hearing process are as follows:
- Schedule the hearing at least 90 days before the date of the State House Commission meeting.
- Draft a press release prior to the hearing.
- Ensure that the hearing meets the requirements outlined in N.J.A.C. 7:36-26.6.
- Submit a transcript of the hearing.
- At least 30 days prior to the hearing:

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- Publish a legal notice in the Borough's official newspapers
 - Post notice of the hearing on the Borough's web site
 - Provide written notice of the hearing to Green Acres, the governing body, local planning board and environmental commission
 - Provide written notice of the hearing via certified mail (return receipt requested) to all persons who own land located within 200 feet of the parkland that is the subject of the proposed diversion
 - Post and maintain a sign on the Parkland that it is the subject of a proposed diversion as per N.J.A.C. 7:36-26.6
- At least 15 days prior to the hearing, publish a display ad in the Borough's official newspaper that include all requirements as outlined in N.J.A.C. 7:36-26.6.
 - Attendance at the hearing to ensure compliance with regulations and to outlines the application for the governing body as well as the general public.

Task 7.0: Present final diversion application request before the State House Commission

Green Acres can either approve or reject the diversion proposal. If Green Acres approves the diversion proposal request, we will prepare a formal application package for submittal to the State House Commission that will include the following information at least ninety (90) days prior to the State House Commissions meetings scheduled quarterly in 2010 and 2011:

- Prepare and submit the Public Hearing Notice fifteen (15) and thirty (30) days prior to the required Public Hearing. Upon completion of the public hearing Bergin Consulting will prepare and submit the public hearing minutes.
- Prepare and coordinate the execution of the required governing body resolution reaffirming the Borough's diversion request.
- Prepare and finalize the required project reference map for the proposed diversion and replacement parcels.
- Coordination of the diversion parcel's outbound survey and submittal of said documents to NJDEP Green Acres Program for review by the State House Commission.
- Prepare and coordinate the Legal Opinion by counsel per N.J.A.C. 7:36-21.4(a)12.
- Review and coordinate the submittal of the title search for the replacement parcel per N.J.A.C. 7:36-21.4(a)2.

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- Review and coordinate the submittal of the Appraisal(s) of proposed diversion and replacement parcels per N.J.A.C. 7:36-21.4(a) 1.
- Attend State House Commission meeting to answer questions about the diversion and outline the compensation package prepared by the Borough.

Very truly yours,

Joanne Bergin
Grants Consultant

c: James Cocuzza Jr., Mayor
John Bennett, Esq., Township Attorney
Raymond O’Hare Township Clerk

Mr. Cusick asked for a roll call vote:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden			✓			
Mr. DePompa					✓	
Mrs. Strydio	✓		✓			
Mr. Hoff			✓			
Mr. Cocuzza		✓	✓			

RESOLUTION #10 – 224 Appointment of Registered Public Purchasing Specialist

BE IT RESOLVED, by the Mayor and Council of the Borough of Keansburg, that

Kimberly Gonzales

Is hereby appointed Registered Public Purchasing Specialist; and

BE IT FURTHER RESOLVED that is is recognized by the Borough Council that Ms. Gonzales has performed the duties of purchasing since December 26, 2005.

Mr. Cusick asked for a roll call vote:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden			✓			
Mr. DePompa					✓	
Mrs. Strydio	✓		✓			
Mr. Hoff			✓			
Mr. Cocuzza		✓	✓			

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RESOLUTION #10 – 225 Refund of Fees (NJR Home Services)

BE IT RESOLVED by the Mayor and Council of the Borough of Keansburg that the following payment be made to

Amount: \$83.20

Reason: Refund of Fees – Unused Permit Fee

Payable to:	NJR Home Services 1415 Wykoff Road Wall, NJ 07719 Attn: Sandy Davis	Ref: Permit #2010-0135 45 Synder Ave Keansburg, New Jersey
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BE IT FURTHER RESOLVED that the Chief Financial Officer is hereby directed to issue payment as stated above:

Mr. Cusick asked for a roll call vote:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden			✓			
Mr. DePompa					✓	
Mrs. Strydio	✓		✓			
Mr. Hoff			✓			
Mr. Cocuzza		✓	✓			

RESOLUTION #10 – 226 Appointment of Professionals (Redevelopment Planner)

BE IT RESOLVED, by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, New Jersey that it does hereby appoint:

Francis Mullan
Borough Redevelopment Planner

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for the Borough of Keansburg for one year term commencing immediately and expiring on June 30, 2011

BE IT RESOLVED that this appointment is under the **NON-FAIR AND OPEN PROCESS** and subject to legal advertisement by the Municipal Clerk.

Mr. Cusick asked for a roll call vote:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden			✓			
Mr. DePompa					✓	
Mrs. Strydio	✓		✓			
Mr. Hoff			✓			
Mr. Cocuzza		✓	✓			

Council Discussion:

Mayor Cocuzza Announced that November 14th will be the date for the Superhero Breakfast

Spoke about installation of solar panels at government buildings

Councilwoman Strydio Discussed garbage charges on multi-family properties

Open to the Public:

Mr. Cusick asked for a roll call vote to open the meeting to the public:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden	✓		✓			
Mr. DePompa					✓	
Mrs. Strydio		✓	✓			
Mr. Hoff			✓			
Mr. Cocuzza			✓			

Gary Tishler, owner Stated he would be willing to assist on a “Welcome” letter for tenants
Creek Point
Apartments

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Mr. Cusick asked for a roll call vote to close the meeting to the public:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden	✓		✓			
Mr. DePompa					✓	
Mrs. Strydio			✓			
Mr. Hoff		✓	✓			
Mr. Cocuzza			✓			

Adjournment

Mr. Cusick asked for a roll call vote to adjourn the meeting:

	Moved	Seconded	Ayes	Nays	Absent	Abstain
Mr. Boden	✓		✓			
Mr. DePompa					✓	
Mrs. Strydio		✓	✓			
Mr. Hoff			✓			
Mr. Cocuzza			✓			



I, THOMAS P. CUSICK, Clerk of the
Borough of Keansburg, in the County of Monmouth, New Jersey, do hereby certify that the foregoing is
a true copy of meeting minutes of a regularly scheduled public meeting held on **November 10, 2010**

Attest:

Thomas P. Cusick
Municipal Clerk
Borough of Keansburg